

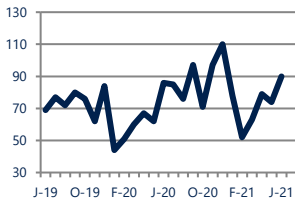


Focus On: Smyrna, East Dover, and Little Creek Housing Market

June 2021

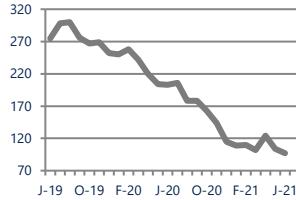
Zip Code(s): 19977, 19902, 19961 and 19901

Units Sold
90



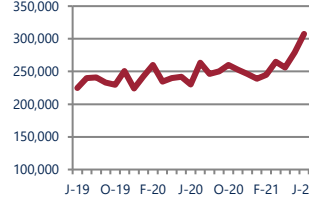
Up 5%
 Vs. Year Ago

Active Inventory
97



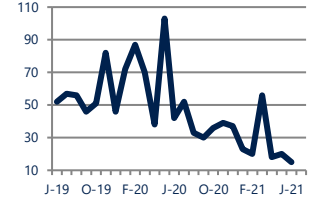
Down -52%
 Vs. Year Ago

Median Sale Price
\$307,500



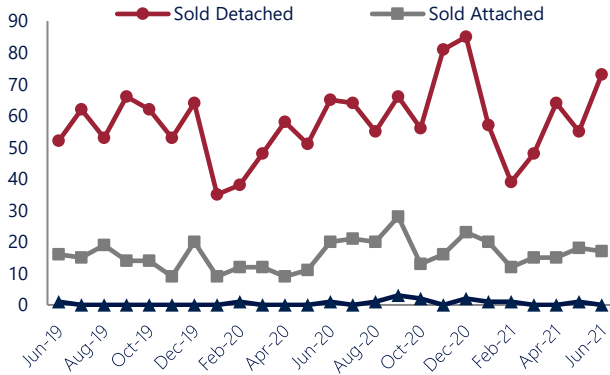
Up 34%
 Vs. Year Ago

Days On Market
15



Down -64%
 Vs. Year Ago

Units Sold*



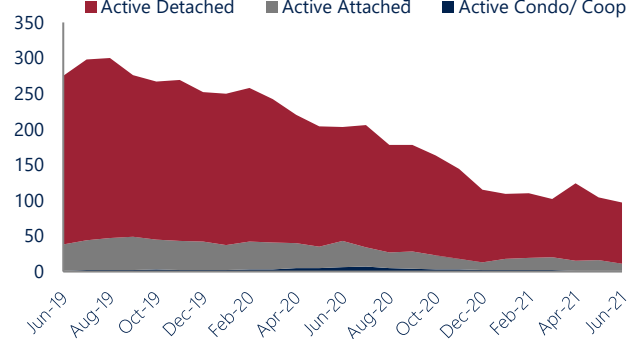
Units Sold

There was an increase in total units sold in June, with 90 sold this month in Smyrna, East Dover, and Little Creek versus 74 last month, an increase of 22%. This month's total units sold was higher than at this time last year, an increase of 5% versus June 2020.

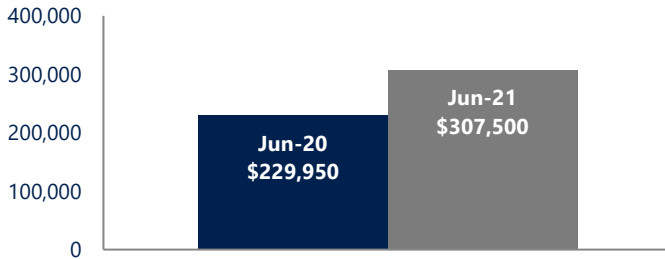
Active Inventory

Versus last year, the total number of homes available this month is lower by 106 units or 52%. The total number of active inventory this June was 97 compared to 203 in June 2020. This month's total of 97 is lower than the previous month's total supply of available inventory of 104, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Smyrna, East Dover, and Little Creek Homes was \$229,950. This June, the median sale price was \$307,500, an increase of \$77,550 compared to last year. The current median sold price is higher than in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Smyrna, East Dover, and Little Creek are defined as properties listed in zip code/s 19977, 19902, 19961 and 19901.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

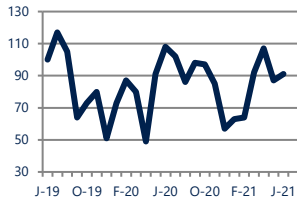




Zip Code(s): 19977, 19902, 19961 and 19901

New Listings

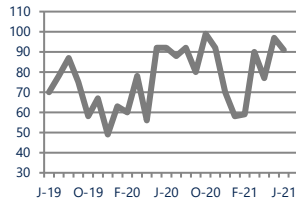
91



Down -16%
Vs. Year Ago

Current Contracts

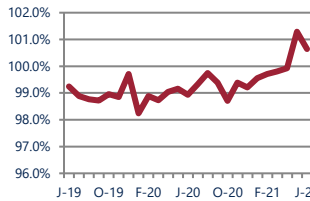
91



Down -1%
Vs. Year Ago

Sold Vs. List Price

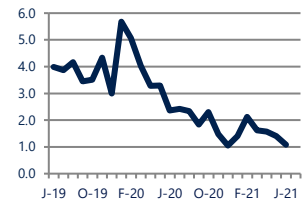
100.6%



Up 1.7%
Vs. Year Ago

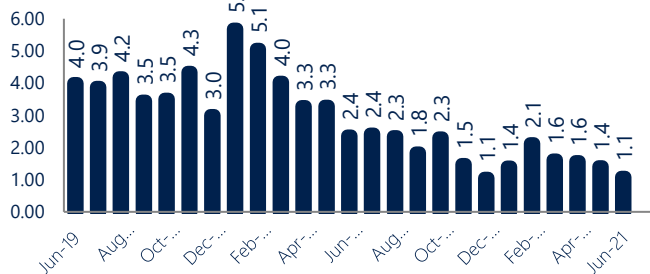
Months of Supply

1.1



Down -54%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

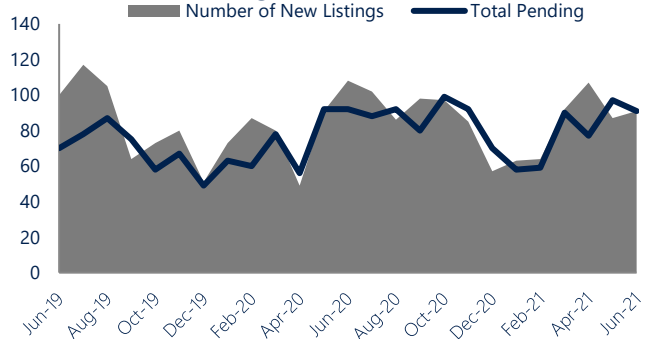
This month there were 91 homes newly listed for sale in Smyrna, East Dover, and Little Creek compared to 108 in June 2020, a decrease of 16%. There were 91 current contracts pending sale this June compared to 92 a year ago. The number of current contracts is 1% lower than last June.

Months of Supply

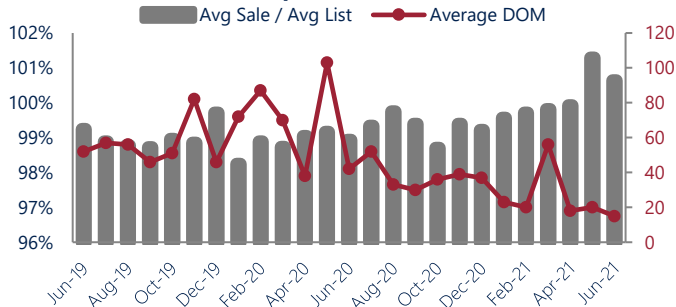
In June, there was 1.1 months of supply available in Smyrna, East Dover, and Little Creek, compared to 2.4 in June 2020. That is a decrease of 54% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Smyrna, East Dover, and Little Creek was 100.6% of the average list price, which is 1.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 15, lower than the average last year, which was 42, a decrease of 64%.

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